



December 11, 2023

**2024 BUDGET SENT;  
MONTHLY FEES TO INCREASE &  
SPECIAL ASSESSMENT REQUIRED**

On or around November 13<sup>th</sup>, all owners were sent a copy of the 2024 Budget with “projected” year-end figures. In January, you will receive another copy of the Budget with the “actual” year-end amounts.

As you may remember, to meet expected expenses and to put aside funds for the reserves, the Budget calls for the 2024 monthly association fee to increase along with a small special assessment due mid-year.

In other words, EFFECTIVE JANUARY 1, 2024, the monthly association fee will be:

**\$526.00**

If you are on the auto pay program, your account will be adjusted automatically. If you wish to sign up for this free service, please call the number below.

**Furthermore, there will be a special assessment of \$270.00 due on June 1, 2024.** You can pay the special assessment early if you wish. Please make your check payable to “BART TRUST” and please write “special assessment” on the memo line for proper classification. Any payment received after June 30, 2024, will be considered late and there will be a late charge. When the time comes, you will need to send a check to pay for the special assessment to the address below.

The increase is mainly due to the rising cost of insurance premiums. The fire / hazard insurance\* went up about \$6,000+ and the earthquake cost increased over \$30,000+.

**\*Please note: The deductible for water related issues is now \$20,000 per incident.** Since this deductible increased, Owners, please notify your insurance agent about the raised deductible amount and make sure you are properly and adequately covered. Please make sure to get it in writing. All renters are strongly advised to get renters’ insurance as well. Damage from leaks can be extremely expensive to deal with, therefore, it is important that you obtain proper and adequate insurance coverage.

**INSURANCE PREMIUMS INCREASED  
(Earthquake Premium Increased Significantly )**

As anticipated, the Association insurance premiums rose from the prior year. Not only did the fire / hazard insurance increased (see above,) the earthquake premium also increased, dramatically.

To maintain the same 5% deductible, the premium increased approximately 47%. (Old premium was \$65,350 and new is \$96,255.)

Presently, it appears that high insurance premiums are here to stay for a few years.

**BOARD MEETING SCHEDULED VIA ZOOM**

The next Board Meeting is scheduled for **December 14, 2023, at 6PM**, via Zoom

**<https://ucsb.zoom.us/j/95672538616>**

**Meeting ID: 956 7253 8616**

**Passcode: 71139**

You can also call by dialing:

**+1 669 900 6833** (Hit \*6 to unmute)



**PETITION RECEIVED**

The Association received a petition signed from about 17 – 18 owners wishing to have a special meeting to discuss the recently approved budget along with the maintenance responsibilities of components that serve a single unit and that unit only.

It would be up to the Board to schedule the meeting. There will be a discussion regarding these items this coming Thursday, December 14<sup>th</sup>, Board Meeting as they are on the Board's agenda. Additionally, these items are also on the Annual Membership Meeting Agenda (January 11, 2024, at 6:15PM, at the Goleta Valley Library.)

**ANNUAL MEETING SCHEDULED**

**January 11, 2024, at 6:15PM GV Library)**

The Annual Membership Meeting is planned for January 11, 2024, at 6:15PM, in the Community Room at the Goleta Valley Library (500 N. Fairview Ave. Goleta.) You may also watch the Meeting via zoom.

A hard copy of the formal notice/proxy was mailed to all owners along with the self-addressed-stamped envelope, SASE, for your convenience. Upon receipt of the Notice, please complete the lower portion (proxy) and return it in the provided SASE.

At this Meeting, there will be a Board Election for 3 positions on the Board – each term is for two years. The following board members, listed alphabetically, have terms that are expiring: Owen Roth, Tamara Simmons, Colin Smith.

If you are an owner and in good standing with the Association, you may run for one of these spots. You can have someone nominate you or you may nominate yourself. If there are more than 3 candidates, then a secret ballot will be sent to owners to vote and the election will be delayed for about 35 days. However, if there are only 3 candidates or less, with all present members' approval, the election can be declared.

To achieve a quorum, the Association will need at least 90 units represented in person or by proxy. Therefore, it is important that you return your proxy. At the Meeting, your presence will cancel your proxy.

In your notice/proxy packet, you will also notice a flyer reminding you if you wish to thank Jose Soto (gardener) in a tangible way, you may include your gift in the same envelope as your proxy. Thank you in advance for your generosity.

Many thanks to Chris Hall, board member, for locating this venue.

**ASSOCIATION WELCOMES NEW MEMBERS**

The Association would like to welcome its latest members: Ms. A. Winter, Mr. J. Baxter.

**REPORT TO UNION PACIFIC HOMELESS ENCAMPMENT OR VEGETATION GROWTH**

If you see homeless encampment or overgrown vegetation on the Union Pacific (UP) Railroad side, you can email UP at [www.up.com/NotifyUP](http://www.up.com/NotifyUP).

You will need to give specific location information. Thank you for your cooperation.

**CHECK PLUMBING SUPPLY LINES URGED**

To minimize chances of leaking, please take a few minutes to inspect your supply lines underneath your sinks, behind your toilets, washing machine, refrigerator, water softener, etc. Additionally, please check your angle stops (valves to shut off the water to your supply lines.) If they are frozen, you run the chance of not being able to shut off the water to your supply lines in case of an emergency. If needed, please hire a licensed and insured plumber to make those repairs. It is highly recommended that all owners and renters should have appropriate insurance coverage.

**PLEASE OBSERVE 5 MPH SPEED LIMIT**

For everyone's safety, when entering or exiting (and driving through) the Development, please observe the 5 MPH speed limit. Even though there are speed bumps strategically located, there are still some stretches of the parking lot that one can exceed the speed limit. Your cooperation is appreciated.

**INSPECTION OF BALCONIES COMPLETED**

Thank you for your patience and cooperation while Focused Group perform the inspection of the balconies and elevated walkways.

In a few weeks, the Association will receive the report and the Board will review and take necessary steps to deal with the findings.

**GAS LINE REPLACEMENT CONSIDERED**

A couple of months ago, the Board replaced all the gas lines at Bldg. 7640. The Board will continue to consider doing the same to other buildings.

**PARKING REMINDER -****REGISTRATION MUST BE CURRENT**

As a reminder, all vehicles at the complex must have current parking stickers...whether you park under the carport or in the open space. All unassigned parking areas (except for the overflow parking lot across from 7602 & 7606) are for 72 hours only. The only "long-term" parking place is located where the old car wash area was. Violators are subject to be towed at vehicle owner's expense.

**CHECK ASSOCIATION WEBSITE**  
**[WWW.EUCALYPTUSGROVE.ORG](http://WWW.EUCALYPTUSGROVE.ORG)**  
**FOR INFORMATION**

Please check the Association website for the following topics (listed in alphabetical order:)

Alteration / modification policy  
 Balconies / patios  
 Dehumidifiers  
 Furnace inspection  
 Governing documents  
 Hard floors  
 Insurance review recommended  
 Mailbox  
 Maintenance request  
 Minutes  
 Newsletters  
 No short-term rentals  
 Parking  
 Pets  
 Pressure regulators  
 Quiet hours  
 Remodeling  
 Sewer lines  
 Smoking prohibited  
 Trespassers

**UPDATING THE BYLAWS & CC&R'S**  
**STILL IN THE WORKS**

The process of drafting the CC&R's is an on- going and lengthy process. The Board received the draft of the By-laws and CC&Rs back from the attorney and are reviewing them. When they meet the Board's approval, they will be sent to the owners for review.

**REPORT BURNT OUT LIGHT BULBS**

For efficiency's sake, when reporting a burnt-out light bulb, please include all the specific details as to type and location. If it's a light that is in a location that is a bit more difficult to describe, please include a photo. Preferably, a call would be more efficient. Thank you.

**ALL EXTERIOR ALTERATIONS REQUIRE**  
**BOARD'S PRE-APPROVAL**

In order to keep things uniform, all exterior alterations (doors, screen doors, windows, patio flooring and lattice work enclosure, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. If in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Management, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

**THINKING OF REMODELING?**

Unit Interior Modifications should also have prior Board Approval. Unit owners have greater discretion for interior unit modifications and improvements, but any major modification should have prior Board Approval. Remember, certain interior changes are still not allowed. These include items like removing load bearing walls, dividing or combining units, and building usable areas in designated restricted airspace within third-floor units. Adding hardwood flooring should have prior approval to ensure proper insulation and installation procedures are followed to reduce noise issues. As with exterior alterations, interior modifications made without prior Board approval or in violation of Grove regulations will be subject to removal, restoration, and/or further modification at the Board's request and at the Unit Owner's expense.

**ASSOCIATION TO REPAIR FAULTY PRESSURE**  
**REGULATORS & BILL OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

**PATIOS & BALCONIES TO BE TIDY; NOT**  
**MEANT AS PLACE FOR STORAGE**

As a reminder, your patios and balconies are mainly for patio furniture and not intended to be used as a storage place for items which do not fit inside your unit. Thank you in advance for keeping your home and your building in an attractive condition. Your neighbors will appreciate your diligence.

**INSURANCE INFO FOR REFINANCE**

If you are refinancing your home loan, your lender may need to obtain an insurance declaration page. You may call Timothy Cline Insurance Agency at 800-966- 9566 and please follow the prompt (or email to [info@clineagency.com](mailto:info@clineagency.com)).

Speaking about insurance, the Association insurance has a \$10,000 deductible while water damage has a \$20,000 amount. You should speak with your insurance agent about getting proper and adequate coverage so that there's no gap between what your insurance covers and the Association's. A copy of the Association insurance policy is available upon request.

The Association also carries earthquake insurance with a 5% deductible of the coverage amount (\$36.9M+). A copy of the policy is available upon request. Please discuss with your insurance agent about "loss assessment" coverage.

All renters are strongly encouraged to get renters insurance.

**PROBLEMS WITH MAILBOX LOCK?**

If you have difficulty working your mailbox lock, you may want to spray some silicone lubricant in the lock. Sometimes, it gets sticky and does not want to turn (or it's because there's a piece of mail that is jammed up against the lock). The Association does not maintain your mailbox lock nor has key to it. You will need to call a locksmith or the Goleta Post Office (805-692-5642).

**OWNER CONTACT INFORMATION REQUIRED**

As part of the governing documents, all owners are required to provide their current information to the Association. If you move, change your contact information or if you have tenants or new renters, please provide the names, mailing address, telephone #s, email addresses. You can write a note and send it to the Association c/o the address below, fax it to 805-682-4341 or email the info to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com). Also, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Please make sure to include the unit address to which you are referring. Thank you.

Please note: According to the CC&R's 3.1.2, if you rent, the rental agreement must be in writing; Association rules must be given to your tenants (check Association website) and the tenants must abide by the rules; if the tenants fail to comply with the Association rules, it shall be a default under the rental agreement.

**BOARD MEETING SCHEDULED;  
AGENDA ENCLOSED;**

The next meeting is **December 14, 2023**, at 6PM, via Zoom. (See Previous Page for Zoom Link).

The Board meetings are usually on the 2<sup>nd</sup> Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is emailed, posted at the mailbox area and/or posted on the website at least 4 days before. Meeting minutes are also posted on the website.

If you wish to physically attend the meeting, you may come to the Management Office at 3944 State St. #200, Santa Barbara. Please call the day before the meeting to let us know that you're planning to come.

If you have renters, you are responsible for forwarding the newsletter to your tenants. Thank you.

**HAPPY HOLIDAYS!!!**

Prepared by: **BARTLEIN & COMPANY, INC.**

(805) 569-1121 FAX (805) 682-4341

3944 State Street, Suite 200

Santa Barbara, CA 93105

Email: [jamesn@bartlein.com](mailto:jamesn@bartlein.com)